

Applicant MR HAMER

Reference P/2021/1195

Agent CASSIDY AND
ASHTON MISS
OLIVIA FORDE
CASSIDY AND
ASHTON 10
HUNTERS WALK
CANAL STREET
CHESTER CH1 4EB

Date Received 17/12/2021

Decision Date 06/01/2025

Town and Country Planning Act, 1990

Section 73

Location of Application

LAND WEST OF CRISPIN LANE WREXHAM LL11 2HT

Description of Application

AMRYWIO AMODAU 02 A 03 CANIATAD CYNLLUNIO P/2018/0672 I YMESTYN
TERFYN AMSER AR GYFER CYFLWYNO MATERION A GADWYD YN OL A
CHYCHWYN DATBLYGIAD

VARIATION OF CONDITIONS 02 AND 03 OF PLANNING PERMISSION
P/2018/0672 TO EXTEND TIME LIMIT FOR TO SUBMISSION OF RESERVED
MATTERS AND COMMENCEMENT OF DEVELOPMENT

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 1 - Where Wales will grow

Future Wales Policy 20 - National Growth Area - Wrexham and Deeside

TAN 11 : Noise

TAN 12 : Design

TAN 18 : Transport

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

NE1 - International and National Nature Conservation Designations

SP11 - Transport and Accessibility

SP12 - Design Principles & Masterplanning Framework

SP13 - Health and Wellbeing

SP14 - Natural Environment

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application



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SP18 - Climate Change
SP19 - Green Infrastructure
SP2 - Location of Development
SP7 - Wrexham City
T1 - Managing Transport Impacts
T2 - Active Travel
NE6 - Waste Water Treatment and River Water Quality

Revision	Date	Description of Decision
0	06/01/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.
2. Any application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.
3. The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. The development hereby approved shall only be occupied by students in full time education and shall be limited to 197 bed spaces.

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5. All works during the construction phase of the development, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday.
6. No part of the development shall commence until a noise survey in order to determine noise levels for both day and night has been carried out, and a detailed report of the survey findings together with a detailed scheme of noise attenuation and/or noise insulation measures has been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented prior to the first occupation the development.
7. No part of the development shall commence until a Bio-Security Risk Assessment has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with any recommendations that may be forthcoming within the approved assessment.
8. Prior to the first occupation of the any part of the development hereby approved, carriageway alignment improvements shall be implemented at the junction of Crispin Lane and Mold Road in accordance with a scheme which has been submitted to and approved in writing by the local planning authority.

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9. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.
10. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 09 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

Reason(s)

- 1 To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.
- 2 To comply with Section 92 of the Town and Country Planning Act, 1990.
- 3 To comply with Section 92 of the Town and Country Planning Act, 1990.

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- 4 To define the terms of the planning permission and to ensure that the development has been assessed adequately in terms of the impact upon the local highway infrastructure and parking provision in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan.
- 5 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 6 To protect the amenities of the occupiers of the proposed development in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 7 To manage the spread of non-native species in accordance with policy SP14 of the Wrexham Local Development Plan.
- 8 In the interests of highway safety and to ensure compliance with Policy DM1 of the Wrexham Local Development Plan.
- 9 In the interests of the amenities of the future occupants of the development in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 10 In the interests of the amenities of the future occupants of the development in accordance with Policy DM1 of the Wrexham Local Development Plan.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)